IN RE: PETITION FOR SPECIAL HEARING * SWC Jarrettsville Pike and ZONING COMMISSIONER Allison Road 15101 Allison Road * OF BALTIMORE COUNTY 10th Election District Case No. 92-246-SPH 6th Councilmanic District Douglas R. Small

Petitioner

**** ORDER OF DISMISSAL

The Petitioner herein requested a Petition for a Special Hearing to approve the transfer of the single density unit from Parcel No. 2A to Par-

WHEREAS, a hearing was scheduled to be held on January 22, 1992 at 9:30 A.M., in Room 118 of the Court House before the Zoning Commissioner regarding the above captioned case; and,

WHEREAS, a letter, dated January 16, 1992 and a Notice of Voluntary Dismissal Without Prejudice by the Petitioner's attorney, Stephen J. Nolan, Esquire was received in this office requesting a withdrawal of the Petition for Special Hearing.

IT IS THEREFORE ORDERED by the Zoning Commissioner for Baltimore County this $2/\sqrt{\text{day of } \frac{\text{yan'.}}{\text{not solution}}}$, 1992 that the Petition for a Special Hearing, in the above captioned matter, be and the same is hereby DISMISSED without prejudice, upon payment of open costs by the Petitioner.

> Zoning Commissioner for Baltimore County

LES:mmn

E. F. RAPHEL & ASSOCIATES Registered Professional Land Surveyors 205 COURTLAND AVENUE TOWSON, MARYLAND 21204

PROPERTY OF DOUGLAS R. SMALL

DESCRIPTION TO ACCOMPANY OFFICE: 825-3909 ZONING PETITION PARCEL 1(8) PARCEL 2A

December 3, 1991

Beginning for the same at a point located in the intersection formed with the center of Jarrettsville Pike and the center of Allison Road, running thence on Allison Road and binding on the eastern outline of Parcel 1 of the property of Douglas R. Small and recorded in Liber G.L.B. 2102, folio 453, the 4 following courses and distances; 1) S 45° 30' E 250.5', 2) S 14° 30' E 245.5', 3) S 45° 00' E 179.85', and 4) S 25° 30' E 245.85', thence leaving Allison Road and still binding on the eastern outline of Parcel 1, 1) S 44° 30' W 94.87', 2) S 1° 00' W 272.25', and 3) S 2° 00' E 320.10' to the northern outline of Parcel 2 of the aforesaid Small Property, thence binding on the northern outline of Parcel 2, N 70° 23' E 280' ± ,thence binding on the eastern outline of Parcel 2, 1) S 4° 12' 30" E 140' $^{\pm}$ and 2) S 38° 22' 10" E 636.17' to the center of Stansbury Mill Road, thence binding in or near the center of Stansbury Mill Road, S 70° 42' W 500' ± thence leaving Stansbury Mill Road and binding on the western outline of Parcel 2 of the aforesaid Small Property N 340 17' W 776.50', running thence on the western outline of Parcel 1 of the aforesaid Small Property, 1) N 39° 30' W 333.0', and 2) N 37° 15' W 1181.40' to the center of Jarrettsville Pike, thence binding on the center of Jarrettsville Pike, N 66° 30' E 664.12' and N 66° 15' E 136.13' to the place of beginning.

Containing 29.1 Acres of land, more or less. Being Parcel 1 and the western most part of Parcel 2 of the land which by deed dated April 22, 1952, and recorded among the Land Records of Baltimore County in Liber G.L.B. 2102, folio 453, was conveyed by Francis Small and wife to Douglas R. Small.



Registered Professional Land Surveyor

BEFORE THE IN RE: PETITION FOR SPECIAL HEARING ZONING COMMISSIONER SWC Jarrettsville Pike and Allison Road

15101 Allison Road BALTIMORE COUNTY 10th Election District Case No.: 92-246-SPH 6th Councilmanic

Hearing: January 22, 1992 DOUGLAS R. SMALL Petitioner *** * * * * *

> NOTICE OF VOLUNTARY DISMISSAL WITHOUT PREJUDICE

Mr. Commissioner:

Please dismiss the Petition for Special Hearing filed in the above-captioned case on December 9, 1991, without prejudice. Any open costs will be paid by the Petitioner.

Stephen J. Nolan NOLAN, PLUMHOFF & WILLIAMS, CHTD Suite 700, Court Towers 210 West Pennsylvania Avenue Towson, Maryland 21204 (410) 823-7800 Attorney for Petitioner

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this ____day of January, 1992, a copy of the aforegoing Notice of Voluntary Dismissal Without Prejudice was mailed, postage prepaid, to People's Counsel, County Office Building, 3rd Floor, Towson, Maryland 21204.

NOLAN, PLUMHOFF & WILLIAMS. CHARTERED

DIMMS DEPARTMENT OF BALTIMORE COUNTY

10 +	Date of Posting 1/3/92
Posted for: 5,23010/ Hearing Posted for: 5,23010/ Hearing Postitioner: Dougles R. 5,20011 Sulcer Josephs: 11-Ph	
Positioner: Dougles R. S. mo!	
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12701 Allison Re	
Location of Signer Facing Alleson Re en froper 14 of Petitions	+
Remarks: Posted by Milkely	Date of return: 1/10/92
Fumber of Signs:	

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of _____ successiv weeks, the first publication appearing on _

THE JEFFERSONIAN,

5. Zehe Olm Publisher

J 78.47

Baltimore Count, Government Zoning Commissioner Office of Planning and Zoning

Suite 113 Courthouse 400 Washington Avenue Towson, MD 21204

(410) 887-4386

January 17, 1992

Stephen J. Nolan, Esquire Nolan, Plumhoff and Williams Suite 700, Court Towers 210 West Pennsylvania Avenue Towson, Maryland 21204-5340

> RE: Case No. 92-246-SPH Petition for Special Hearing Douglas R. Small, Petitioner

Attached hereto is an Order of Dismissal regarding the above captioned matter.

Also attached hereto is a copy of the bill for posting and advertising in this case in the amount of \$103.67. Please send your check in that amount directly to the Office of Zoning Administration and Development Management, c/o the Docket Clerk, Ms. Gwen Stephens.

Thank you.

Lawrence E. Schmidt Zoning Commissioner

LES:mmn att.

CERTIFICATE OF PUBLICATION

THIS IS TO CERTIFY, that the annexed advertisement was published in TOWSON TIMES, a weekly newspaper published in Towson, Baltimore County, Md., once in each of weeks, the first publication appearing on

TOWSON TIMES,

S. Zahe On Omer

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve

the transfer of the single density unit from Parcel No. 2A to Parcel No. 1.

Property is to be posted and advertised as prescribed by Zoming Regulations.

I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon fling of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baitimore County adopted pursuant to the Zoning Law for Baitimore County.

1/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:	Legal Owner(s):
	Douglas R. Small
(Type or Print Name)	(Type or Print Name)
Signature	X / C / C / C / C / C / C / C / C / C /
Address	(Type or Print Name)
City and State	Signature
Attorney for Petitioner:	
STEPHEN J. NOLAN, ESQ.	· 15101 Allison Road 666-2356
(Type or Print Name)	Address Phone No.
Stephen Nolan	Monkton, MD 21111
Signatury	City and State
210 W. Penrsylvania Ave., Suite 700	Name, address and phone number of legal owner, con- tract purchaser or representative to be contacted
	Stephen J. Nolan, Esquire
Towson, Maryland 21204 City and State	Name 210 W. Penna. Avenue
Attorney's Telephone No.: _823-7853	Suite 700, Court Towers 823-785:
Atmines a refebuoue 1.0 2222222222	Address Towson, MD 21204 Phone No.

of _____, 19___, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the _____ day of _____, 19____, at ____ o'clock

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day

E.C.O.--No. 1

Zoning Commissioner of Baltimore County. ESTIMATED LENGTH OF HEARING -1/2HR. AVAILABLE FOR HEARING MCN./TUES./WZD. - NEXT TWO MONTHS ___OTHER _ DATE 12-12-91

Baltimore Cou Zoning Commissioner County Office Building 111 West Chesapeake Avenue

44-170/08/16/1 11 113 THERE ELECTIONS FLAT

PORCE SPECIAL PRARENCE COURTS CO TAMES AND ALL STATES tanta chala of Oblige Shint

Please Make Checki Payable 36: Baltigiore County \$175.00 6A CO03:24PM12-12-91





Please Make Chicket Republic Skill Selft Gore County \$103.67 BA CO03:03PM03-03-92

111 West Chesapeake Avenue Towson, MD 21204

(410) 887-3353

DATE: 1-17-92

Douglas R. Small 15101 Allison Road Monkton, Maryland 21111

CASE NUMBER: 92-246-SPH SMC Parrettsville Pikke and Allison Road 15101 Allison Road 19th Election District - 6th Councilmanic Petitioner(s): Douglas R. Small

Dear Petitioner(s):

Please be advised that \$ 103.67 is due for advertising and posting of the above captioned

THIS FEE MUST BE PAID. ALSO, THE ZONING SIGN & POST SET(S) MUST BE RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland 21204. It should have your case number noted thereon and be made payable to Baltimore County, Maryland. In order to prevent delay of the issuance of proper credit and/or your Order, immediate attention to this matter is suggested.

cc: Stephen J. Nolan, Esq.

111 West Chesapeake Avenue Towson, MD 21204

(410) 887-3353

DECEMBER 17, 1991

NOTICE OF HEARING

Baltimore County Government Office of Zoning Administration

and Development Management

Office of Planning & Zoning

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 118, Baltimore County Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as fellows:

CASE NUMBER: 92-246-SPH SMC Jarrettsville Pikke and Allison Road 15101 Allison Road 10th Election District - 6th Councilmanic Petitioner(s): Douglas R. Small HEARING: WEDNESDAY, JANUARY 22, 1992 at 9:30 a.m.

Special Hearing to approve the transfer of the single density unit from Parcel No. 2A to Parcel No.1.

Zoning Commissioner of Baltimore County

Stephen J. Nolan, Esq.

Baltimore County Government Office of Zoning Administration and Development Management Office of Planning & Zoning

111 West Chesapeake Avenue Towson, MD 21204

(410) 887-3353

Your petition has been received and accepted for filing this 12th day of December, 1991.

DIRECTOR

Petitioner: Douglas R. Small Petitioner's Attorney: Stephen J. Nolan BUREAU OF TRAFFIC ENGINEERING DEPARTMENT OF PUBLIC WORKS

BALTIMORE COUNTY, MARYLAND

DATE: January 21, 1991

Mr. J. Robert Haines Zoning Commissioner

Z.A.C. MEETING DATE: January 8, 1991

Rahee J. Famili

SUBJECT: Z.A.C. Comments

Dear Mr. Haines:

This office has no comments for items number 244, 249, 250, 251, 252, 253, 256, 257, and 259.

Traffic Engineer II

RJF/lvd

Baltimore County Government
Office of Zoning Administration and Development Management Office of Planning & Zoning

111 West Chesapeake Avenue Towson, MD 2120+

(410) 887-3353

(301) 887-4500

Stephen J. Nolan, Esquire 210 W. Pennsylvania Avenue, Suite 700 Towson, MD 21204

> RE: Item No. 259, Case No. 92-246-SPH Petitioner: Douglas R. Small Petition for Special Hearing

January 21, 1992

Dear Mr. Nolan:

700 East Joppa Road Suite 901

Zoning Administration and

Development Management Baltimore County Office Building

RE: Property Owner: DOUGLAS R. SMALL

Towson, MD 21204-5500

Arnold Jablon

Towson, MD 21204

Location:

Item No.: 259

Director

Gentlemen:

JP/KEK

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a review by Zoning personnel.

Baltimore County Government

JANUARY 7, 1992

SWC JARRETTSVILLE PIKE AND

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be

Noted and

corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

Special Inspection Division

Zoning Agenda: DECEMBER 23, 1991

Fire Prevention Bureau

ALLISON ROAD

Fire Department

Zoning Plans Advisory Committe Coments Date: January 21, 1992 Page 2

2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the peition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or imcompleteness.

Attorneys and/or engineers who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the loss of filing fee.

Zoning Plans Advisory Committee

Enclosures

JED:jw

cc: Douglas R. Small 15101 Allison Road Monkton, MD 21111

BALTIMORE COUNTY ECONOMIC DEVELOPMENT COMMISSION

Memorandum

Julie Winiarski Office of Zoning Administration and

Development Management A. J. Haley, Acting Director Economic Development Commission

Zoning Advisory Comments for Meeting of December 23, 1991

This office has no comment for items 254, 255, 256, 257 and 259.

NEWTON A. WILLIAMS THOMAS J. RENNER WILLIAM P. ENGLEHART, JR STEPHEN J. NOLAN * ROBERT L. HANLEY JR ROBERT S. GLUSHAKOW STEPHEN M SCHENNING DOUGLAS L BURGESS ROBERT E CAHILL JR LOUIS G CLOSE E BRUCE JONES GREGORY J JONES

ALSO ADMITTED IN D.C.

**ALSO ADMITTED IN NEW JERSEY

LAW OFFICES NOLAN, PLUMHOFF & WILLIAMS CHARTERED SUITE 700. COURT TOWERS

210 WEST PENNSYLVANIA AVENUE TOWSON, MARYLAND 21204-5340 (410) 823-7800 TELEFAX: (410) 296-2765

January 16, 1992

Honorable Lawrence E. Schmidt Zoning Commissioner for Baltimore County County Office Building Towson, Maryland 21204

Re: Case No.: 92-246~SPH Hearing Date: January 22, 1992
Petitioner: Douglas R. Small
15101 Allison Road

Dear Commissioner Schmidt:

As counsel for the Petitioner in the above case, I am enclosing herewith a Notice of Voluntary Dismissal Without Prejudice. Please accept this dismissal of the Petition scheduled to be heard on January 22, 1992.

My office had checked on the invoice for advertising fees and posting but the same had not yet been received.

Thank you for your kind consideration of this matter.

Very truly yours,

J. EARLE PLUMHOFF

RALPH E. DEITZ

OF COUNSEL

T. BAYARD WILLIAMS, JR.

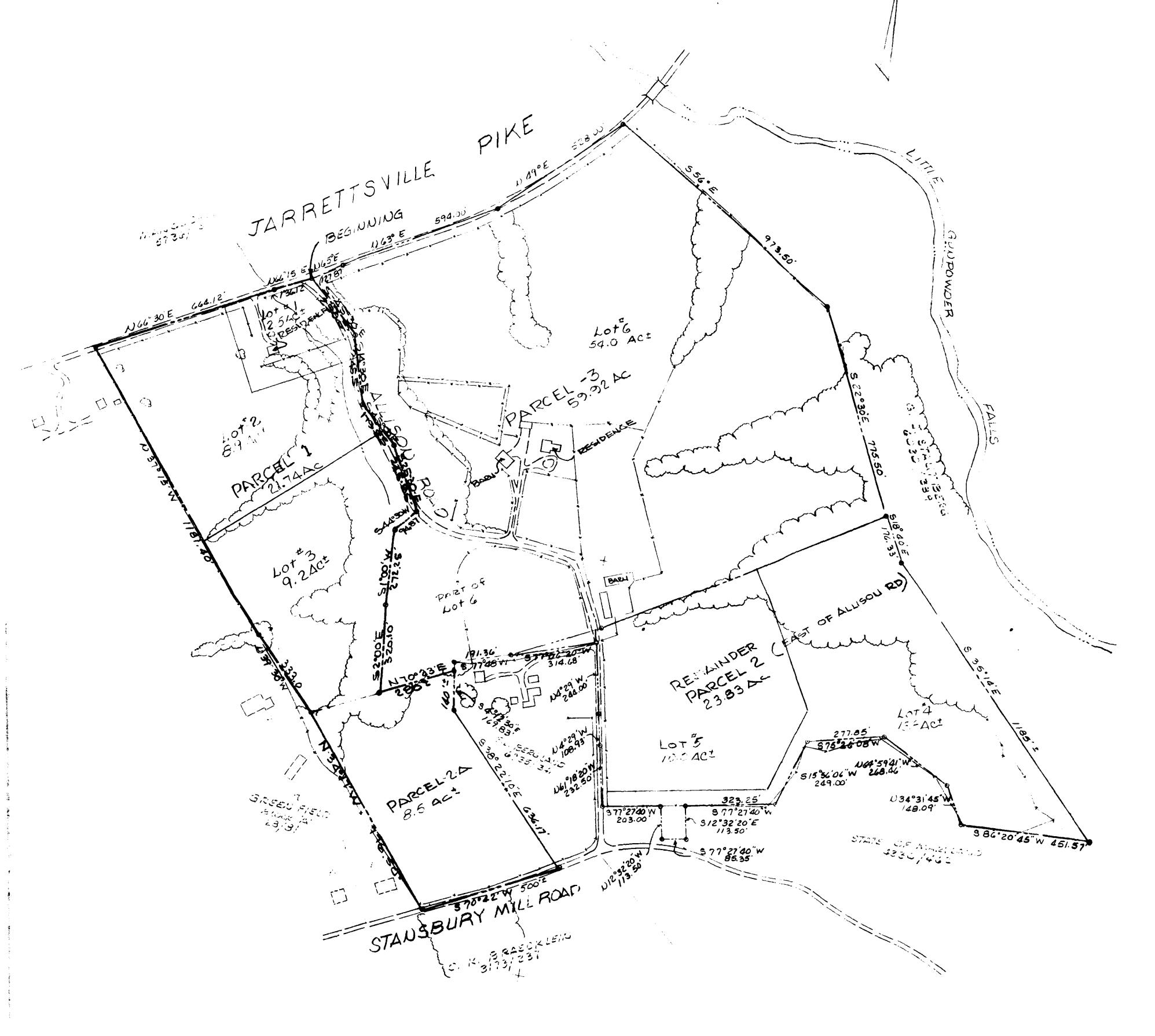
RICHARD L. SCHAEFFER*

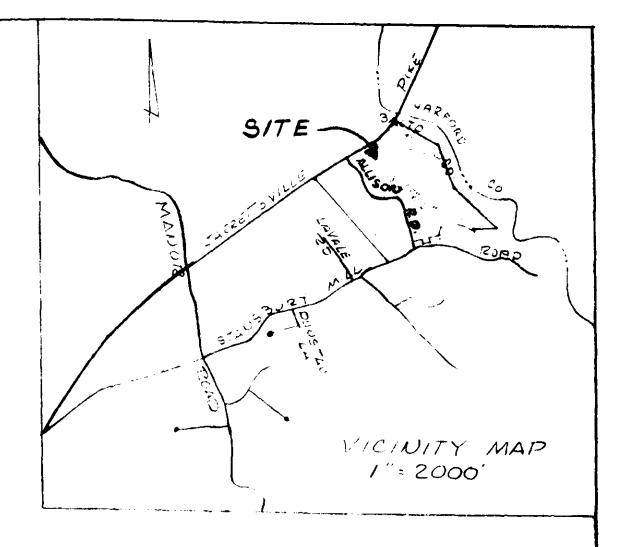
WRITER'S DIRECT DIAL B23- 7853

BGGOVET

SJN/mao

cc: Phyllis Friedman, Esquire People's Counsel Mr. Douglas Small Mr. E.F. Raphel





DENSITY CALCULATIONS ENSTIME TONE: ES-2

21.74 Act 2 Lots PARCEL 2 22.33 AC 2 LOTS PARCEL 3 59.92 AC 2 LOTS TOTAL NO. LOTS WELL & COTS

REQUEST:

I TRANSFER SINGLE DENSITY LINIT ALLOWED FOR PARCEL 2.A TO PARCEL 1

PARCEL 2 A RESERVED AND SHALL BE RESTRICTED IN CONFORMANCE WITH CURRENT ZONING AS FOLLOWS: 1) FOR GRECULTURAL USE ONLY

2) UD RESIDENTURAL OR COMMERCIAL STRUCTURES 3 MY FUTURE CONVEYANCE SHALL BE TO ADJOINING TROPERTY OWNERS

92.246-SPA

PLAT TO ACCOMPANY PETITION FOR SPECIAL HEARING PROPERTY OF

DOUGLAS R. SMALL

10 THELECT. DIST. 5040 = 1" 200°

BALTO, CO.A.D. NOV. 5, 1991 NOV. 7, 1991 NOV. 18, 1991

E. F. RAPHEL & ASSOC.
REGISTERED PROFESSIONAL LAND SURVEYORS 205 COURTLAND AVENUE TOWSON, MARYLAND 21204

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NOTE:

OUTLINE SHOWN HEREON, WAS PLOTTED FROM DEEDS, PLATS, AND OTHER SOURCES AND IS NOT A FIELD SURVEY.



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